



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
15 Flanders Memorial Road
P.O. Box 190
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554

Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
APRIL 9, 2009
(Approved as amended 5/14/09)**

PRESENT: Chairman, Craig Francisco; Frank Bolton; George Malette, Secretary;
Tom Clow, Exofficio; Naomi L. Bolton, Land Use Coordinator

GUESTS: Matt Caron, SNHPC

I. CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 PM at the Weare Town Office Building.

II. WORK SESSION:

SNHPC – MATTHEW CARON – CTAP PRESENTATION: Chairman Francisco introduced Matt Caron to begin his presentation. Mr. Caron did a power point presentation which went through what is CTAP; the overall goal; new planning paradigms; population growth and trends; impacts of sprawl; and tools for linking Land Use and Transportation. There was then a brief question and answer period. Frank Bolton stated that there are a lot of good ideas but is not sure how we would get it done but felt that we probably could. Neal Kurk asked if the commission would have a collection of different road styles that they could share with us. Mr. Kurk referenced small one lane roads in various places in the New England area. Mr. Caron stated that he is not sure if there is but he will bring that thought back to the commission to see what they could do as it was a great idea, especially the success stories. Mr. Caron thought that maybe they could also find some not so successful developments. Mr. Kurk mentioned Lincoln, MA as an area with those types of streets. Chairman Francisco stated that he finds the road not the issue it is the drainage that he finds unattractive. George Malette stated that in a Town like Weare we would like to keep it rural, one thought to long term planning might be to have parallel roads as they get developed to minimum congestion especially in the Town center.

DISCUSSION OF PHASING REGULATIONS – FRANK BOLTON: Frank Bolton was giving some thought to our existing phasing possibilities. Last year we were looking at some type of GMO project. We presently have 75 developer lots that are available for pretty much 5 years. There are 339 approved lots. This represents a 2 ½ % growth on developer lots alone, potential. He felt if the economy comes back like it was not too many years ago; we would add the

individual lots and the small subdivision lots on top of the 75 lots the potential is huge. He is suggesting looking at this list and revise it, for instance (pg. 19 of new zoning book) he is saying that you could make certain changes, the 1st one he would look at is the first number of lots and then drop all the numbers under the building permits column by 3 in each category. It has been a topic of discussion at this level many, many times. He thinks that in the not too distant future things will be getting back to normal which is greater than a lot of area towns. He would like to see the board consider. Neal Kurk asked what the affect would be. Mr. Bolton responded the affect would be going forward we would have a little of the stockpiled building lots would increase a little bit. The proposal he is suggesting would not affect the existing lots, he would like to look at it for the future lots. Chairman Francisco stated that one thing we need to keep in mind is the wetlands bureau has changed their regulations and now you can't just renew your wetlands permit you must re-apply for a new permit and with some regulations changes it may have an affect on that.

Mr. Bolton asked how we could keep this for discussion as we get closer to zoning amendment time. Naomi stated that we can start a laundry list and put phasing on it to be discussed in November.

EASEMENT SUBCOMMITTEE: Frank Bolton explained that the subcommittee is struggling with trying to work towards the same goals. They have had 5 meetings and they appear to be less together now then they were when they started the first meeting. Frank Bolton and Chairman Francisco, both on the subcommittee feel that they should see if they could seek guidance from SNHPC or OEP. Naomi will contact both organizations to see what is out there for assistance.

MASTER PLAN 2009 CALENDAR DISCUSSION: George Malette handed around a list that he has handed around before that comes from the master plan. He would like the members to look at this list and pick a couple of things and focus on those. Chairman Francisco is going to attend a meeting with SNHPC regarding rezoning and Neal Kurk suggested that Chairman Francisco invite them to the May work session. Mr. Malette reported that last night the WCC met and the tentative NRI completion date is by July. Mr. Malette is also going to go back into the Master plan and create a list of what we have done and present it to the BOS.

VICE CHAIRMAN POSITION: Neal Kurk moved to nominate Frank Bolton as the Vice Chairman; Tom Clow seconded the motion. Vote: all in favor.

CIP SUBCOMMITTEE REPRESENTATIVE: RSA 674:5 talks about having a representative from the Planning Board. The current by-laws indicate that the Vice Chairman is responsible for the CIP program. The board felt that should be changed along with a few of the other by-laws. There was a recommendation to have a public hearing to change the bylaws for 1: regarding CIP; page 2-recording

until minutes are approved; page 3 – (L) after the word “note” conditional approval coming back before the board to get rid of it. Naomi informed the board that the by-laws can be done at a public hearing any time. Naomi will schedule the public hearing for May 14th and put it in the newspaper.

ROAD STANDARDS: Chairman Francisco stated that he will copy the roadway design for everyone to give out at the next hearing. In the CTAP presentation there is a very small screen that shows the same road standards. SNHPC is where Chairman Francisco got them and he will look at and share the Windham one as well because they have different road standards.

III. OTHER BUSINESS:

MARCH 12, 2009 MINUTES: George Malette moved to approve the March 12, 2009 minutes as written; Tom Clow seconded the motion. Vote: 4 in favor (Kurk, Clow, Malette and Francisco) and 1 abstention (Bolton).

MARCH 26, 2009 MINUTES: Frank Bolton moved to approve the March 26, 2009 minutes as written; George Malette seconded the motion. Vote 3 in favor (Kurk, Malette and Bolton) and 2 abstentions (Clow and Francisco).

IV. ADJOURNMENT:

As there was no further business to come before the board, Frank Bolton moved to adjourn at 8:50 PM; Tom Clow seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator